

INTRODUCTION

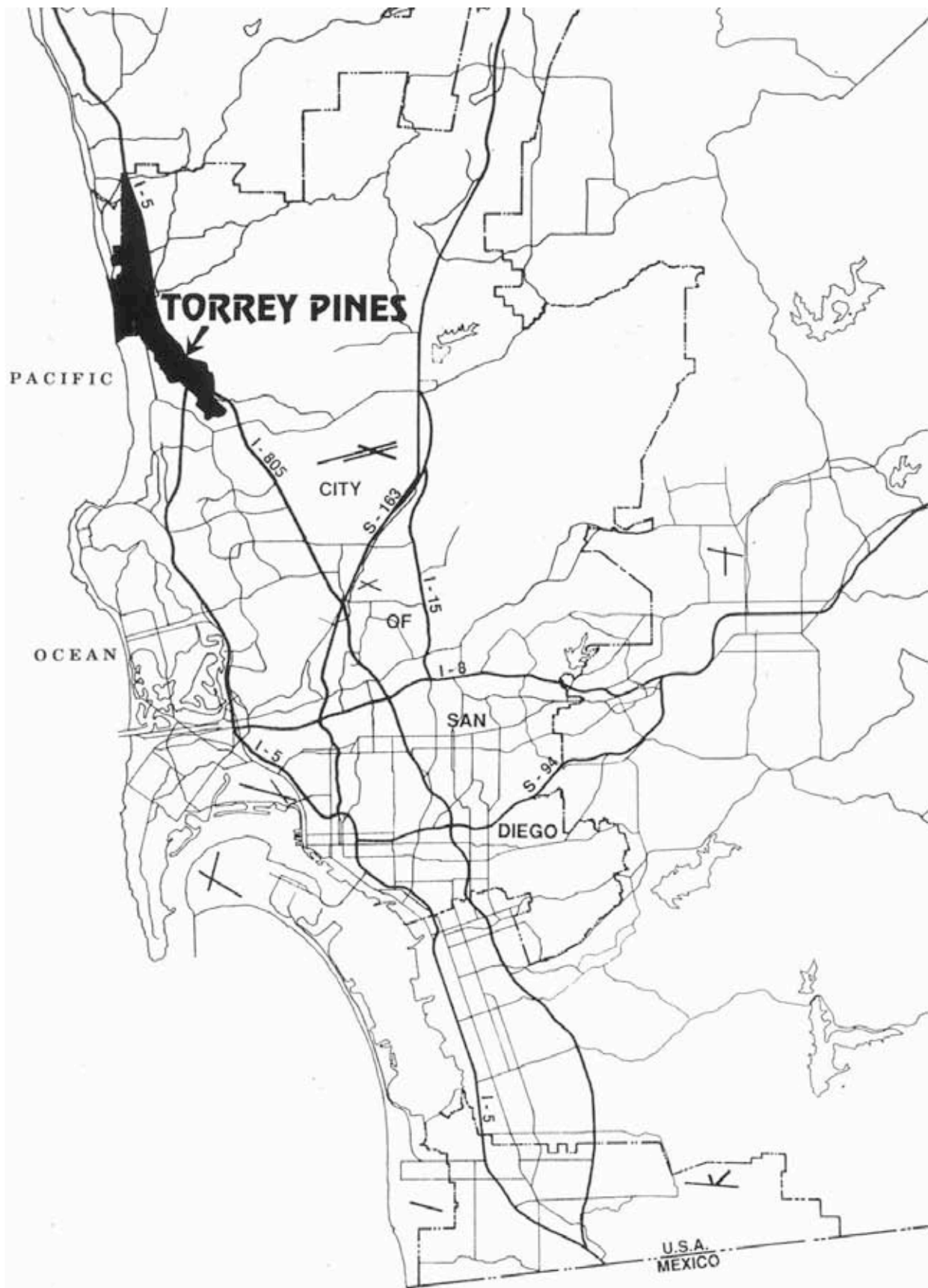
PURPOSE OF THE PLAN

The Torrey Pines Community Plan and Local Coastal Program is the City of San Diego's adopted statement of policy for the growth and improvement of the Torrey Pines community planning area. The Plan designates appropriate areas for residential uses, commercial services, and industrial and other employment generating uses, as well as areas that should remain free from development because of sensitive environmental resource characteristics. The Plan also recommends road improvements and designates appropriate locations for public facilities that are necessary to support the projected population of the Torrey Pines planning area.

ISSUES

The Plan update process included primarily the cooperation and efforts of the Torrey Pines Community Planning Group, the citizens, and the City of San Diego Planning Department. An update subcommittee of the planning group was established early in the process. This subcommittee held monthly public meetings, where planning group members, Planning Department staff, residents and property owners worked together to formulate various elements of the Plan. The subcommittee identified a number of issues that served as a general framework for the development of the goals, policies and proposals of the Plan. Among these issues were:

- The size, bulk, scale, height and compatibility of new residential development
- Street improvements, and their impacts on neighborhood character, pedestrians and environmentally sensitive areas
- Development and construction impacts to environmentally sensitive areas, including sedimentation, erosion, visual impacts and encroachment
- Expansion of commercial and multi-unit development in and adjacent to single-unit residential neighborhoods
- The lack of active and passive recreational park facilities
- The lack of protection of environmentally sensitive resources
- The environmental impacts associated with public utility and facility projects



Vicinity Map
Torrey Pines Community Plan

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FIGURE

The Plan update process also included input and the identification of issues from other City departments and outside agencies. A number of additional issues were identified that were also used as a general framework for the development of this Plan including:

- The need to provide affordable housing within the Torrey Pines community planning area. The City's Housing Element includes a goal of providing assistance to very low- and low-income households, and that those households be distributed among the various community plan areas such that all communities meet their "fair share" goals
- The need to update the City's zoning code in order to provide a more effective and streamlined planning process
- The lack of a mass transportation system to the Torrey Pines community and the need for the extension of the light rail system, the commuter rail and bus service
- The need for a regional transportation system that provides safe and efficient travel throughout San Diego County
- The need to reduce auto trips and improve air quality regionally through the implementation of transportation demand management strategies, transit-oriented developments and other measures
- The need to provide land and opportunities for scientific research, light manufacturing and biotech industries for a balanced economy consistent with environmental considerations